

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 22, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

22

DRAFT PLAN OF SUBDIVISION FILE 19T-14V008

PINEROLO CONSTRUCTION INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated June 16, 2015:

Recommendation

1. THAT Draft Plan of Subdivision File 19T-14V008 (Pinerolo Construction Inc.) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 5, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-14V008 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 66 residential units (236 persons equivalent).”

Contribution to Sustainability

The application implements the following Goal and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- low flow plumbing fixtures
- efficient Low-E Argon windows

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On November 7, 2014, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, as shown on Attachment #3. The recommendation of the Committee of the Whole to receive the Public Hearing report of December 2, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan

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Council on December 9, 2014, and included an amendment that a community meeting be organized by the Ward 4 Councillor with the Owner, the residents and appropriate City staff to address the issues, written submissions and deputations received on the application from the following:

- Mr. Murray Evans, Evans Planning Inc., Keele Street, on behalf of the applicant
- Ms. Mary Patrick, Luca Avenue, Maple
- Mr. Emil Carmak, Alex Black Street, Maple
- Mr. Simon Feldberg, Luca Avenue, Maple
- Mr. Justin Rangooni, Alex Black Street, Maple
- Mr. David Rizzi, Alex Black Street, Maple
- Mr. Stephen Yip, Robert Green Crescent, Maple
- Mr. Ash Agayby, Lady Karen Crescent, Maple
- Mrs. Margaret Lasky, Alex Black Street, Maple
- Mr. Bruce Au, Maple
- Mrs. Lizabeth Gallo, Maple

On January 28, 2015, the Ward 4 Councillor held a meeting at Vaughan City Hall with the residents and Owner to discuss the original proposal shown on Attachment #5. The following is a summary of the concerns noted at the Public Hearing (December 2, 2014) and the subsequent community meeting as perceived by the residents in the area:

- a) the proposal will result in increased traffic, on-street parking and congestion, noise and air pollution;
- b) the increase in the number of residents and traffic will hinder community safety;
- c) there are insufficient amenities in the area to cope with the increase in the number of families;
- d) the surrounding property values will decrease as a result of the development;
- e) lack of schools in area for children;
- f) the lack of signalized traffic lights at Eagles Landing Road and Dufferin Street is a safety issue to the immediate residents; and,
- g) the existing Eagles Landing Park is causing parking issues on internal streets.

These issues are discussed in the Subdivision Design section of this report.

Purpose

The purpose of this report is to seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-14V008 on the subject lands shown on Attachments #2 and #3, to facilitate a residential subdivision consisting of 66 lots for single detached dwellings with lot frontages of 7.6 m to 17.42 m as shown on Attachment #4. The plan of subdivision statistics are as follows:

a)	Lots 1-66 (single detached dwellings, 7.6 m to 17.42 m frontages)	2.08 ha
b)	0.3 m reserves	0.01 ha
c)	<u>Road (Street 'A', 17.5 m)</u>	<u>0.33 ha</u>
	Total Area	2.42 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 66 residential lots for single detached dwellings as shown on Attachment #4. The Vaughan Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010), conforms to Zoning By-law 1-88, and is compatible with the surrounding land uses.

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Location

The vacant subject lands shown on Attachments #2 and #3 are located on the northeast corner of Eagles Landing Road and Alex Black Street, being Block 60 on Registered Plan 65M-3949, City of Vaughan. The subject lands have an area of 2.42 ha with 74 m of frontage along Eagles Landing Road, 124.2 m of frontage on Alex Black Street and 107.5 m of frontage on Sir Benson Drive.

Site History

The subject lands were originally reserved for the development of a public elementary school site. The York Region District School Board has identified these lands as being surplus to their needs and no longer require the lands for an elementary school site. The York Region District School Board released the lands back to the original owner being the Block 12 Landowner's Group and the lands were subsequently purchased by Pinerolo Construction Inc.

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated "Oak Ridges Moraine Settlement Area" and "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached residential dwelling units up to three storeys in height situated on a single lot.

The Official Plan outlines that in Community Areas with existing development, the scale, massing, setback and orientation of detached houses will respect and reinforce the scale, massing, setback, lotting pattern and orientation of other built and approved detached houses in the immediate area.

The proposed residential Draft Plan of Subdivision includes a lotting pattern that is consistent with the surrounding area and will facilitate residential development that is in keeping with the scale, massing, setback, and orientation of the existing surrounding residential development. The proposed lot frontages are also consistent with the frontages for the existing lots on the west side of Alex Black Street (7.62 m) and the east side of Sir Benson Drive (12.5 m). The proposed subdivision plan conforms with VOP 2010.

Zoning By-law 1-88

The subject lands are zoned RS1 Residential Semi-Detached Zone by Zoning By-law 1-88, subject to Exception 9(1198), which permits single detached dwelling units with a minimum lot frontage 7.5 m, a minimum lot area of 225 m², and a minimum lot depth of 30 m.

The proposed residential lots have a range in lot frontage from 7.62 m to 17.42 m, a minimum lot area of 240 m² and a minimum lot depth of 31.5 m and greater as shown on Attachment #4. The proposed Draft Plan of Subdivision complies with the lot standards in the RS1 Residential Semi-Detached Zone. The Owner has not requested any site-specific exceptions to the minimum development standards (e.g. yards, setbacks, and building height) of the RS1 Zone.

Subdivision Design

The 2.42 ha, 66 lot Draft Plan of Subdivision shown on Attachment #4 includes 16 lots with frontage on Alex Black Street, 4 lots with frontage on Eagles Landing Road, 9 lots with frontage on Sir Benson Drive and 37 lots with frontage on Street 'A'. This proposed 17.5 m public right-of-way (Street 'A') extends from Eagles Landing Road to Sir Benson Drive.

Originally, the Owner proposed 72 single detached residential lots on the subject lands as shown on Attachment #5. In consideration of the comments received from the public at the Public

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Hearing and the Ward 4 Community meeting, the Owner reduced the number of lots fronting onto Sir Benson Drive from 15 lots with 7.6 m frontages to 9 lots with 12.5 m frontages, thereby reducing the overall number of lots to 66. Further, in response to resident concerns, the reduction in the proposed number of lots provides a transition between the existing large lots east of Sir Benson Drive to the smaller existing lots west of Alex Black Street. The reduction in the number of lots also has the effect of further reducing the future population and traffic in the subdivision, with even a less of an impact on community services. However, it should be made clear that the Vaughan Development Engineering and Infrastructure Planning Services Department has not identified any traffic issues related to the proposed development. The public and private school boards have also reviewed the application and have no objection to the proposed draft plan of subdivision.

A hydro switchgear is currently located at the northeast corner of the property on proposed Lot 40 (Attachment #4). The Owner must relocate the hydro switchgear with tree planting as screening at their cost to a suitable location in Eagles Landing Park to the satisfaction of the Vaughan Parks Development Department and Powerstream Inc. A condition to this effect is included in Attachment #1.

All development within the proposed Draft Plan of Subdivision must proceed in accordance with the approved Block 12 Architectural Design Guidelines as prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1.

The Vaughan Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report and conditions of approval set-out in Attachment #1.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (Engineering Department) has reviewed the application and provides the following comments:

a) Road Network

Site access is proposed via Street “A”, a crescent that connects Eagles Landing Road to Sir Benson Drive and aligns opposite Luca Avenue. As the subject lands were originally identified as a public school, lay-by parking is planned on Sir Benson Drive as identified in the approved Block 12 Community Plan. However, as a result of the proposed plan of subdivision, the lay-by parking located between Lots 40 to 61 on Sir Benson Drive are no longer required.

b) Sanitary Servicing

The Owner has submitted a revised Functional Servicing Report, dated April 23, 2015. The report demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City’s criteria and can be accommodated by the spine services constructed for Block 12. The report provided the following site servicing schemes for the proposed development:

- Units fronting Street “A” will be serviced by a new 150 mm watermain along the proposed road, which will connect to the existing 300 mm diameter watermain at Eagles Landing Road and Sir Benson Drive.
- Units fronting Sir Benson Drive, Eagles Landing Road and Alex Black Street will receive connections for each lot from existing watermain.

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- Units fronting Street “A” will be serviced by a new 200 mm sanitary sewer along the proposed road connecting to the existing 200 mm sanitary sewer located on Eagles Landing Road.
- Units fronting Sir Benson Drive, Alex Black Street and Eagles Landing Road will receive service connections from the existing 200 mm sanitary sewers on each street.

c) Stormwater Management

The subject site is part of the Block 12 Storm Water Management Pond 9 watershed, and is included in the stormwater management plan identified in the Block 12 Master Environmental Servicing Plan (MESP). The subject site was originally proposed as a school block that discharged to the existing storm sewer on Eagles Landing Road at controlled flows.

Units fronting Street “A” will be serviced by a new 375 mm to 525 mm storm sewer along the proposed road. This sewer will connect to the existing 900 mm diameter storm sewer located on Eagles Landing Road.

Units fronting Sir Benson Drive, Alex Black Street and Eagles Landing Road will be provided with new service connections, which will be connected to the existing 900 mm storm sewer on the Sir Benson Drive, 450 mm storm sewer on the Alex Black Street and 1,050 mm storm sewer on Eagles Landing Road.

d) Servicing Capacity Allocation

On May 5, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed that servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the subject development is available and unrestricted.

e) Environmental Site Assessment

The Owner submitted the following documents in response to the City's request for a Phase 1 Environmental Site Assessment (ESA) due to the proposed public road conveyance (Street “A”):

- Site Screening Questionnaire;
- Soil Engineers Ltd. (SEL) report, dated August 26, 2014;
- Phase Two ESA Laboratory Chain of Custody form dated December 5, 2014; and,
- Soil Engineers Ltd. (SEL) reliance letter dated April 29, 2015.

The Engineering Department has reviewed the above-noted reports and is satisfied and requires no further environmental documents for the proposed Draft Plan of Subdivision.

f) Lot Grading

The proposed grading of the overall site and for the individual lots shall meet the current City of Vaughan lot grading criteria.

g) Noise Report

The Owner has submitted a noise report dated August 19, 2014, and an addendum letter dated April 7, 2015, both prepared by YCA Engineering Limited. The noise report recommends acoustical measures to be implemented within the subdivision agreement for specific lots.

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Vaughan Development Planning Department, Urban Design and Cultural Services Division

The Vaughan Urban Design and Cultural Services Division has confirmed that there are no archaeological concerns for the subject lands.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that the Owner must specify the location of the hydro switch gear to be relocated in Eagles Landing Park to the satisfaction of the Vaughan Parks Development Department. A condition to this effect is included in Attachment #1.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has confirmed that cash-in-lieu of parkland dedication in accordance with the Planning Act, has been paid, and that no additional payment is required through the approval of the subject application.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections to the proposed Draft Plan of Subdivision.

Canada Post

Canada Post has no objections to the proposed Draft Plan of Subdivision, subject to their conditions regarding the installation of mail facilities and equipment included in Attachment #1.

Bell Canada

Bell Canada has no objections to the proposed Draft Plan of Subdivision, subject to their conditions included in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable features identified in this report.

ii) Plan and Manage Growth & Economic Well Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

The development is within the Bathurst Trunk Wastewater Service Area and will be serviced from Water Pressure District PD7. The development will be serviced by municipal water supply and

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municipal wastewater collection. Prior to final approval, the City of Vaughan must grant servicing capacity allocation to the development within the limit of the Region's capacity assignment.

York Region has no objection to the approval of the proposed Draft Plan of Subdivision, subject to the conditions in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-14V008, in accordance with the applicable policies of the City's Official Plan and Zoning By-law 1-88, comments from City Departments, external public agencies, and the area residents, and the area context. The application will facilitate future residential development that is consistent and compatible with the surrounding land uses and lotting pattern and lot frontages, and conforms to the land use and applicable policies of the Official Plan, and the requirements of Zoning By-law 1-88. The Vaughan Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendations in this report and the conditions of approval included in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V008
5. Original Draft Plan of Subdivision File 19T-14V008

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)